



CITY OF ARCHDALE

307 BALFOUR DRIVE
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ARCHDALE, NORTH CAROLINA 27263

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Archdale City Council Pre-Agenda Session Tuesday, March 27, 2007

Members Present: Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members: Lewis Dorsett, Tim Williams, Larry Warlick, Eddie Causey, and Robert (Trey) Gray.

Others Present: Jerry Yarborough, City Manager; William (Bill) Miller, City Attorney; Gary Lewallen, Police Chief; Jeff Wells, Planning Director; Lori Nurse, Finance Director, and Patsy Dougherty, City Clerk.

Media Present: Alyson Bond, High Point Enterprise; and Elizabeth Saunders, Archdale/Trinity News.

Mayor Stone called the pre-agenda session to order, and asked if there were changes to be made on the agenda.

Mayor Pro Tem Blackwell asked Mr. Wells if the size of the lot on Balfour was correct with 16,217 square feet.

Mr. Wells stated it was correct, and if you look at the map it's the area highlighted in yellow. Mr. Wells advised Council that the other two triangles are not part of the rezoning request. Mr. Wells stated there had been a land swap and there is now a portion of the property that is zoned O-I and Mr. Wilson would like to have this portion of the property zoned O-I also.

Councilman Gray asked if the consideration of Awarding a Bid for the New Greenway under the consent agenda needed to be taken off of the consent agenda, or if it needed to read: Award Bid for the New Greenway.

Mayor Stone suggested rewording that item

Mayor Stone stated she had received a request for a proclamation from the High Point Realtors Association to establish April 2007 as Fair Housing Month.

Councilman Dorsett suggested putting an article in the monthly newsletter regarding the perils of building in (on) easements. Some homeowners are not aware that they are building in (on) and easement until it's too late. Councilman Dorsett advised Council that we need to make them aware of the fact that if they build in (on) and easement they are responsible for the consequences.

Councilman Dorsett stated at the retreat Mr. Pritchett talked about setting up a meeting regarding the building of a sewer plant with Trinity and Randolph County, and he would like to see this move forward as soon as possible.

Councilman Dorsett commented on what a good job that was done on the new Greenway at the park. It has not been paved yet, but people are already using it and it looks great.

Councilman Dorsett stated there is a street light out at Main Street and Baker Road.

Councilman Causey reported on the invitation that High Point sent for a tour of the Furniture Market that he, Mayor Stone, and Councilman Williams attended. Councilman Causey was amazed at all the changes and improvements that have been made. Councilman Causey, advised Council members that as much of an impact that this has on our community we need to keep up with what is going on there.

Attorney Miller gave an update on the realignment of the wards (an item that was discussed at the retreat). Attorney Miller stated he had spoken to Jerry Cohen in Raleigh, who stated that sense we already have a local bill that has been submitted to the legislature on even number voting years, we could just attach this to that bill. Attorney Miller suggested, we have a public hearing in April, so it can go to the legislature May 17, 2007.

Ms. Nurse advised Council that budget meeting dates should be set at the April Council meeting.

Manager Yarborough addressed Mayor and Council advising them that we have not yet awarded bids for resurfacing this year. Manager Yarborough recommended continuing that process into the next budget cycle. Manager Yarborough stated the resurfacing could still be done in this calendar year, during the fall.

With no further discussion, Mayor Stone adjourned the pre-agenda session.



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Archdale City Council Regular Meeting Tuesday, March 27, 2007

Members Present: Bert L. Stone, Mayor; Roger Blackwell, Mayor Pro Tem; Council Members: Lewis Dorsett, Tim Williams, Larry Warlick, Eddie Causey, and Robert (Trey) Gray.

Others Present: Jerry Yarborough, City Manager; William (Bill) Miller, City Attorney; Gary Lewallen, Police Chief; Jeff Wells, Planning Director; Lori Nurse, Finance Director, and Patsy Dougherty, City Clerk.

Media Present: Alyson Bond, High Point Enterprise; and Elizabeth Saunders, Archdale/Trinity News.

Item 1. Call to Order, Welcome, and Register of Attendance.

Mayor Stone called the meeting to order, welcomed everyone, and asked Chief Lewallen to register the attendance.

Item 2. Invocation.

Mayor Stone gave the invocation.

Item 3. Pledge of Allegiance.

Mayor Pro Tem Blackwell led in the pledge of allegiance to the flag.

Item 4. Council Action to Accept or Amend the Agenda.

Mayor Pro Tem Blackwell made a motion to amend the agenda as follows:

- *Strike Consideration of Awarding Bid for New Greenway to read : Award Bid for New Greenway.*
- *Add; Proclamation for High Point Board of Realtors to declare April 2007 as Fair Housing Month.*

Councilman Dorsett seconded the motion. The vote was unanimous to amend the agenda.

Item 5. Consent Agenda.

- Approval of the Minutes from February 27, 2007.

- Proclamation to Honor the Week of the Young Child.
- Proclamation for the 50th Year Anniversary of the Allen Tate Realtors and Allen Tate Companies.
- Proclamation of the American Red Cross.
- Authorize the City Attorney to Proceed with Condemnation of Property at US 311/I-85 Outfall Relocation.
- Award Bid for New Greenway .
- Budget Amendment 2007-3.
- Proclamation for High Point Realtors Association to Declare April, 2007 as Fair Housing Month.

The vote was unanimous to approve the consent agenda.

Mayor Stone presented the Proclamation for the American Red Cross to Ken Weeman a volunteer for the American Red Cross. Mayor Stone asked Mr. Weeman to tell Council and those in attendance, what types of service he has given to the American Red Cross.

Mr. Weeman stated he has been with the Red Cross between New Jersey and here for 17 years. He was a fireman in New York and any time there was a fire the American Red Cross was there to help, and he always said that when he retired he would be a volunteer for the American Red Cross. Both he and his wife have gone out on natural disasters, and was sent to the Pentagon during 911. Mr. Weeman stated they had started a new activity that was called Safety and Security, and he was the first volunteer chosen. Currently, the American Red Cross is doing a lot of training for the up coming hurricane season.

Item 6. Notice, Petitions, and Persons to be Heard.

Mayor Stone stated if there were those who wished to address Council they could do so at this time. Mayor Stone asked that those who wished to speak go to the podium, state their name and address for the record, and to limit their comments to three minutes. Mayor Stone asked that those who wished to address Council to do so in its entirety (not just one Council member), and in a courteous manner.

Michael Mc Kenzie, 105 Ashworth Drive stated he was here to address Council on a long-standing matter regarding the wet weather runoff in Oak Forest Subdivision. His concern, and his neighbors concern is in regards to a small creek that was there when the Oak Forest Subdivision was first built that you could step across, and now is now a creek that is approximately 5 foot deep and 5 feet across. Mr. McKenzie stated the creek is receiving runoff from Archdale Road, Trinity Road, Robin Country Road and from the streets within the subdivision. We have had major flooding problems and have spent thousands of dollars trying to retain the water inside the creek.

Mr. McKenzie stated, there is one drainage pipe under Ashworth Drive, where a small concrete was removed and a metal corrugated pipe that was put in, in its place that is now starting to collapse, the road is caving in, and the ground is cracking. Homeowners have tried to grow vegetation along the sides of the creek, and homeowners have tried to maintain the creek, but the water flow we are receiving from nearby areas is so tremendous, that it is actually carrying our yards away. Mr. McKenzie stated that he and his neighbors would like for someone to come out and evaluate the situation to see how it can be fixed.

Mayor Stone asked if Council had any questions. Hearing none, Mayor Stone stated Oak Forest was built several years ago and there are a lot of things that was done that would not be allowed today.

Mayor Stone stated someone from the City will come out and look at the problem, however there may not be anything that can be done at this point.

John Lowe, 2389 Addison Blvd. in High Point stated he was there in regards to the two acres of land at I-85 and 62 that is owned by his wife Susan Lowe. Mr. Lowe stated he spoke with Todd Schneider earlier, who is with the Retail Realtors Group and is a representative for my wife's land that is under option. Mr. Snyder asked that he communicate to Mr. Pritchett (the City Engineer) and the Council to proceed with the sewer lines as described. Mr. Lowe stated Mr. Pritchett had worked with their neighbors the Lee family, and came up with a solution that was beneficial to both of them. However, unfortunately it wasn't agreeable to him, because if it did not take out the left or right side of the house it would take away the garage on the backside. Mr. Lowe stated that because they would not support their proposal there was nothing left to do, you can't stop progress, so whatever you have to do, go ahead and do it.

Cheri Gray stated she was there on behalf of the Community Appearance Commission (CAC). Ms. Gray advised Council that spring clean up will be April 14-28th, and they will also be picking up appliances during this time.

Ms. Gray stated that on April 14th, they will meet at City Hall at 8:00 a.m. to pick up trash across the City at places the CAC has chosen. Ms. Gray noted, the more people we get to help, the more areas we can cover. On April the 21st, we will be participating in a stream clean up starting at Creekside Park. Ms. Gray noted that flooding is an issue for a lot of people, and feels it is sometimes due to all the debris and trash that ends up in the streams.

Ms. Gray stated they will also be placing directional signs at the entrances to City Hall and the Police Department. Ms. Gray stated these signs have been approved by the NCDOT.

Ms. Gray acknowledged that the CAC would like to have permission from Council for Zeb Holden to pursue moving the walk-don't walk signs at the corner of Trindale and Archdale Road, to Main Street and Balfour Drive.

Mayor Stone asked if there were others who wished to address Council. Hearing none, Mayor Stone moved to the next item on the agenda.

Item 7. Public Hearing: Request to Rezone Property Located along Balfour Drive from R-15 to O-I, Being Randolph County Parcel #7718730763.

Mayor Stone asked Mr. Wells to brief Council.

Mr. Wells stated, the applicant Del Ray Wilson is seeking to rezone his property from R-15 to O-I. The property is located along the eastern side of Balfour Drive, and the northern boundary of the property adjoins a parcel of land that was recently rezoned to O-I. Property to the west is zoned R-15, and property along the eastern and southern boundaries is comprised of Interstate 85 ROW and existing offices. The uses allowed in the O-I district are very compatible with neighboring residential uses. Staff believes that an O-I zoning designation will provide the highest and best use of this property and recommends approval of the request. Mr. Wells advised Council that the Planning Board also gave a favorable recommendation.

Mayor Stone thanked Mr. Wells for staff's report.

Mayor Stone opened the **Public Hearing** to those who wished to see in "**support**" of the request. Hearing none, Mayor Stone asked if there were those who wished to speak in "**opposition**" of the

request. Hearing none, Mayor Stone closed the **Public Hearing**, and turned the request over to Council for comments, questions or possible action.

Councilman Gray made a motion to approve the request. Councilman Dorsett seconded the motion. The vote was unanimous to approve the request to rezone parcel # 7718370763 along Balfour Drive from R-15 to O-I.

Item 8. Request by Swiggett Heirs to Clear Cut a Portion of Their Property Located at 2508 Surrett Drive.

Mayor Stone asked Mr. Wells to brief Council.

Mr. Wells stated the Swiggett Heirs have submitted a request to clear a portion of their 30 acre tract located at 2508 Surrett Drive. Section 1-4 of the Subdivision Ordinance requires Council approval of clear cutting preparation of property for non-agricultural uses.

Mr. Wells stated staff is comfortable with the clear cutting of damaged and diseased trees and underbrush, but does not condone the removal of any healthy trees, especially since a user for the site and placement of structures is yet to be determined.

Mayor Stone stated this is not a Public Hearing, and turned the request over to Council for discussion.

Councilman Gray asked what area of the property they plan to clear cut.

Mr. Swiggett stated it would be around the home place, old chicken house, and the hayshed. These trees are 200 years old or older and dangerous. Mr. Swiggett feels it would be advantageous to the City of Archdale should anyone want to develop this property to have that section cleared. Mr. Swiggett advised Council he has someone who has agreed to do this at no cost, and who will be responsible for mulching and cleaning it up. The trees on the north and south side will remain as buffers.

Mayor Pro Tem Blackwell made a motion to approve the request by Swiggett heirs to clear cut a portion of their property located at 2508 Surrett Drive. Councilman Dorsett seconded the motion. The vote was unanimous to approve the request by Swiggett heirs to clear cut a portion of their property located at 2508 Surrett Drive.

Item 9. Library Annual Report – George Taylor.

Mr. Taylor gave Council a copy of his report for 2006. Mr. Taylor went over the happenings of 2006, and the goals for 2007-2008 with Council. Mr. Taylor asked that the City of Archdale include in their budget again this year the additional \$5,000 for books as they have done in previous years. Mr. Taylor thanked the Mayor and Council for their support.

Item 10. Closed Session per G.S. 143.318-11 (a) (3) for Discussion on Economic Incentives.

Mayor Pro Tem Blackwell made a motion to enter into closed session per G.S. 143.318-11 (a) (3) for Discussion on Economic Incentives. Councilman Dorsett seconded the motion. The vote was unanimous to enter into closed session per G.S. 143.318-11 (a) (3) for Discussion on Economic Incentives.

Upon returning from the closed session Councilman Dorsett made a motion to enter back into the regular meeting. Councilman Williams seconded the motion. The vote was unanimous to enter back into the regular meeting.

Mayor Stone asked that the record show no action was taken.

Item 11. Additional Items.

Mayor Stone asked Ms. Nelson, President of the Archdale/Trinity Chamber if she would like to address Council regarding the maps for the Archdale/Trinity area.

Ms. Nelson stated that when she presented this to Council at the last meeting she was not sure what the total cost would be to print the maps. Since that time Ms. Nelson has gone to the chorographer and the cost to do the maps will be \$1.75 each plus tax.

Councilman Causey made a motion to approve the purchase 1500 maps at \$1.75 each plus tax Councilman Warlick seconded the motion. The vote was as follows:

Ayes

**Councilman Williams
Councilman Warlick
Councilman Causey
Councilman Gray**

Nays

**Councilman Dorsett
Mayor Pro Tem Blackwell**

Motion passed by a 4-2 vote to purchase 1500 maps at \$1.75 each plus tax.

Councilman Causey stated there would be a Finance Committee meeting held on Tuesday, April 3, 2007, at 6:00 p.m.

Item 12. Adjournment.

With no further business, Mayor Stone adjourned the March 27, 2007, City Council Meeting.